157.0	0007	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,000 /	750,000
					USE VALUE:	750,000 /	750,000
					ASSESSED:	750,000 /	750,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEORGE JONATHAN L	
Owner 2:	KAURISCH-GEORGE HILDEGUNDE	
Owner 3:		
Street 1:	142 RHINECLIFF STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	GEORGE JONATHAN L -
Owner 2:	KAURISCH-GEORGE HILDEGUNDE -
Street 1:	142 RHINECLIFF STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2145 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	309,000		441,000	750,000
Total Card	0.161	309,000		441,000	750,000
Total Parcel	0.161	309,000		441,000	750,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.65 | /Parcel: 349.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	104933
GIS Ref	
GIS Ref	
Insp Date	07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,000	0	7,000.	441,000	750,000	750,000	Year End Roll	12/18/2019
2019	101	FV	255,000	0	7,000.	441,000	696,000	696,000	Year End Roll	1/3/2019
2018	101	FV	255,000	0	7,000.	371,700	626,700	626,700	Year End Roll	12/20/2017
2017	101	FV	255,000	0	7,000.	340,200	595,200	595,200	Year End Roll	1/3/2017
2016	101	FV	255,000	0	7,000.	289,800	544,800	544,800	Year End	1/4/2016
2015	101	FV	253,700	0	7,000.	252,000	505,700	505,700	Year End Roll	12/11/2014
2014	101	FV	253,700	0	7,000.	233,100	486,800	486,800	Year End Roll	12/16/2013
2013	101	FV	253,700	0	7,000.	221,800	475,500	475,500		12/13/2012

!12335!

PRINT

Date	Time
12/11/20	02:25:55

LAST REV

Date	Time
10/15/18	11:31:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12335

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGDONOUGH WILL	31664-369		7/31/2000		365,000	No	No		
MESSIRI ANTHONY	25094-163		12/29/1994		226,000	No	No		Y

USER DEFINED

Prior Id # 1:	104933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2016	1390	Redo Kit	17,900	O				
4/2/2014	281	Porch	28,075					
11/3/2005	1024	Redo Bat	14,000	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
6/12/2014	External Ins	PC	PHIL C
11/3/2008	Measured	345	PATRIOT
12/8/2000	MLS	MM	Mary M
2/12/2000	Inspected	197	PATRIOT
12/1/1999	Measured	268	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00800002
Adj $ / SQ:	129.276
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346463
Depreciation:	37418
Depreciated Total:	309045

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

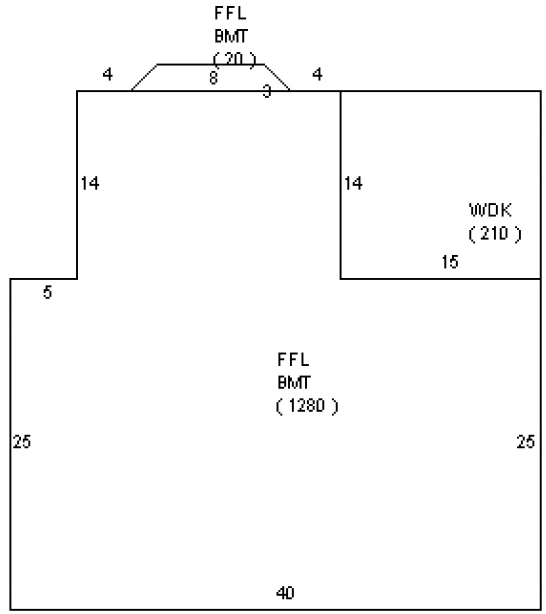
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.28
Special Features:	0	Val/Su Net:	109.96
Final Total:	309000	Val/Su SzAd	237.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,300	59.330	77,126
FFL	First Floor	1,300	129.280	168,059
WDK	Deck	210	10.850	2,278

Net Sketched Area:	2,810			Total:	247,463
Size Ad	1300	Gross Are	2810	FinArea	2145

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X15	A	AV	1996	0.00	T	18.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc